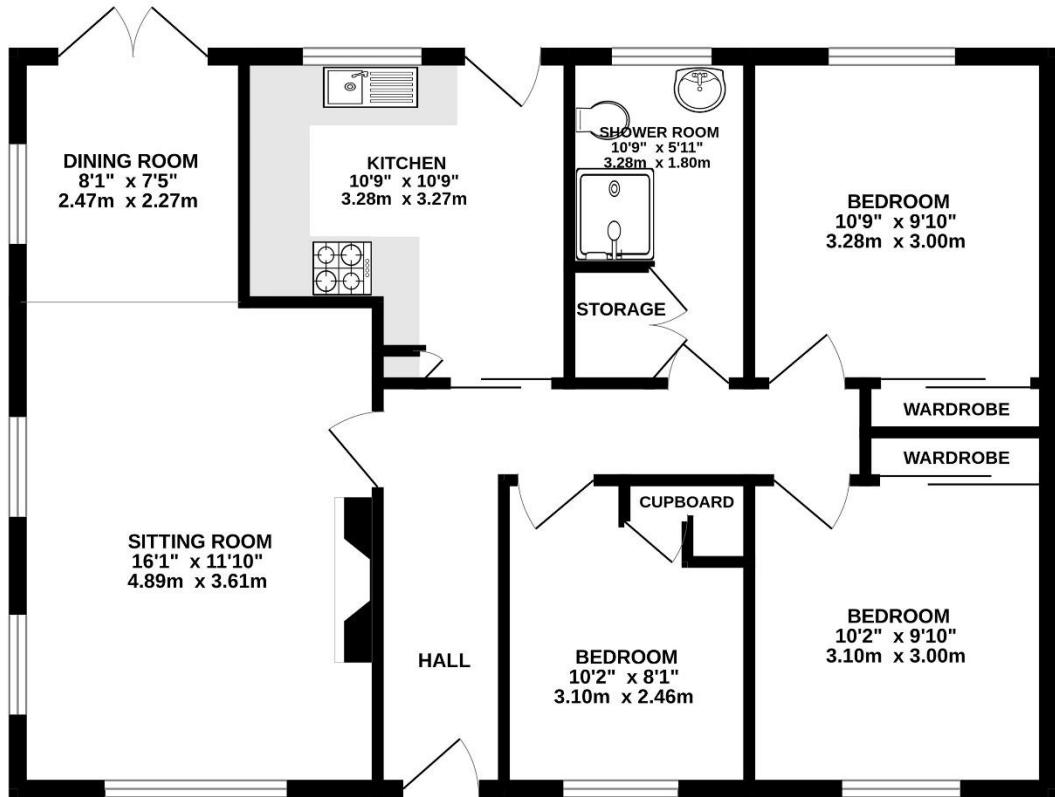


## GROUND FLOOR



**ICONIC**  
ESTATE AGENTS

Carter Road, Drayton  
£325,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104  
Norwich 01603 740044

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Detached Bungalow
- Entrance Hallway
- Three Bedrooms
- Kitchen
- Lounge/Dining Room
- Modern Shower Room
- Generous Rear Garden
- Garage & Driveway
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

## Description

We are pleased to bring to the market this three bedroom detached bungalow situated in the popular village of Drayton, Norwich.

Offered with no onward chain, this great home offers lots of potential and early viewing is advised.

The accommodation comprises; entrance hallway with doors which lead to all principal rooms. The sitting room is a good size and opens into the dining area which has French doors which lead to the rear garden. The original kitchen is fitted with a range of wall and base units with roll top work surfaces over, has a breakfast bar and a further door to the rear aspect.

All the bedrooms are well proportioned with the two larger double rooms also benefitting from built in wardrobes.

There is also a modern shower room with three piece white suite.

## Outside

Outside to the front aspect there is a good sized garden with driveway which leads to the garage at the rear of the property.

To the rear there is a substantial private garden which is mainly laid to lawn, with feature pond and a range of timber outbuildings.

## Location

Drayton is a popular village that lies 4.3 miles West of Norwich and offers easy access to the NDR and A47. The village offers a host of amenities including a Tesco superstore, pharmacy, doctors' surgery and Vets. There is also a range of popular local eateries and a regular bus service.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133  
 Council Tax C

## Tenure

Freehold

## Directions

Leave Norwich via the Drayton Road and continue onto Drayton High Road. Turn right into Carter Road where the property can be found on the left hand side.

